

1 BILL NO. R-85-11-05

2 DECLARATORY RESOLUTION NO. R-125-85

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 October 7, 1985, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 PHASE III

12 Part of Lot #3 in J.D. Parker
13 Estate in the Northeast Quarter of
14 Section 19, Township 31 North, Range
13 East, in Allen County, Indiana,
more particularly described as follows:

15 Beginning at the Northeast corner
16 of Lot #3 in J.D. Parker Estate in the
17 Northeast Quarter of Section 19, Town-
18 ship 31 North, Range 13 East, Allen
County, Indiana; thence North 90 degrees
00 minutes West along the North line of
Lot #3, a distance of 253.07 feet;

19 thence South 00 degrees 00 minutes West
a distance of 24 feet;

20 thence South 90 degrees 00 minutes East
a distance of 65 feet;

21 thence South 00 degrees 00 minutes West
22 a distance of 110 feet;

23 thence South 60 degrees 00 minutes East
24 a distance of 100 feet;

25 thence North 30 degrees 00 minutes East
a distance of 10 feet;

26 thence South 90 degrees 00 minutes East
27 a distance of 96.32 feet;

28 thence North 00 degrees 03 minutes East
29 and along the East line of said Lot #3
a distance of 175.34 feet to the point
30 of beginning, containing 0.761 acres
(33,145 square feet);

31 said property more commonly known as 2827 Northgate Boulevard,
32 Fort Wayne, Indiana 46815;

1 Page Two

2 WHEREAS, it appears that said petition should be pro-
3 cessed to final determination in accordance with the provisions
4 of said Division 6.

5 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
6 OF THE CITY OF FORT WAYNE, INDIANA:

7 SECTION 1. That, subject to the requirements of Section
8 4, below, the property hereinabove described is hereby designated
9 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
10 12.1. Said designation shall begin upon the effective date of
11 the Confirming Resolution referred to in Section 3 of this Resolu-
12 tion and shall continue for one (1) year thereafter. Said desig-
13 nation shall terminate at the end of that one-year period.

14 SECTION 2. That upon adoption of this Resolution:

15 (a) Said Resolution shall be filed with the Allen
16 County Assessor;

17 (b) Said Resolution shall be referred to the Committee
18 on Finance and shall also be referred to the De-
19 partment of Economic Development requesting a re-
20 commendation from said department concerning the
21 advisability of designating the above designated
22 area an "Economic Revitalization Area";

23 (c) Common Council shall publish notice in accordance
24 with I.C. 5-3-1 of the adoption and substance of
25 this Resolution and setting this designation as an
26 "Economic Revitalization Area" for public hearing;

27 (d) If this Resolution involves an area that has al-
28 ready been designated an allocation area under
29 I.C. 36-7-14-39, then the Resolution shall be re-
30 ferred to the Fort Wayne Redevelopment Commission
31 and said designation as an "Economic Revitalization
32 Area" shall not be finally approved unless said

Page Three

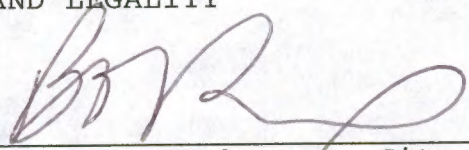
Commission adopts a resolution approving the petition.

SECTION 3. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of _____,
19 _____, at _____ o'clock _____ M., E.S.T.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by E. Stier,
seconded by S. Stier, and duly adopted, placed on its
passage. PASSED (Lost) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 11-12-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. D-125-85
on the 12th day of November, 19 85,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

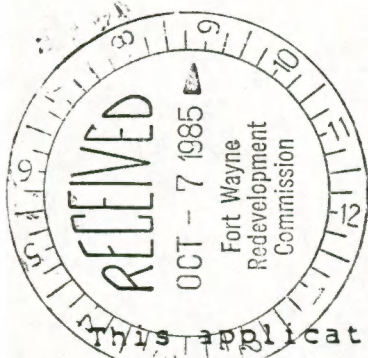
Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 12th day of November, 19 85,
at the hour of 2:00 o'clock P.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of November,
19 85, at the hour of 3:30 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Riverview Care Center, Inc.
2. Owner(s) Riverview Care Center, Inc.
3. Address of Owner(s) 2827 Northgate Boulevard
Fort Wayne, Indiana 46815
4. Telephone Number of Owner(s): (219) 485-9691
5. Relationship of Applicant to Owner(s) if any same
6. Address of Applicant 2827 Northgate Boulevard
Fort Wayne, Indiana 46815
7. Telephone number of Applicant: (219) 485-9691
8. Address of Property Seeking Designation 2827 Northgate Boulevard, Fort Wayne, Indiana 46815
9. Legal Description of Property Proposed for Designation
(may be attached) See attached
10. Township St. Joseph Township
11. Taxing District Allen County

12. Current Zoning RA
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? The property is currently unimproved.
- b. What Structure(s) (if any) are on the property? There are no structures on the property.
- b. What is the condition of this structure/these structures? See answer to 14.b. above.
15. Current Assessed Value of Real Estate
- a. Land \$2625 (est.)
- b. Improvements N/A
16. Amount of Total Property Taxes Owed During the Immediate Past Year
17. Description of Proposed Improvements to the Real Estate
- The proposed improvements to the real estate consist of a two-story 10,857 square foot wood frame and brick veneer building containing 14 living units on the first floor which will provide 28 residents with supervised, semi-independent living facilities, and office, staff, training and storage facilities on the second floor.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- Fall, 1985
- b. When is completion expected? March, 1986
19. Cost of Project (not including land costs) Approximately \$650,000

20. Permanent Jobs Resulting from Completed Project

- a. How many permanent jobs will be employed at or in connection with the project after it is completed? _____

20 permanent jobs initially; potential for 30 permanent jobs total.**

- b. What is the nature of those jobs? Housekeeping, maintenance, janitorial, social service, dietary and supervisory.

- c. Anticipated time frame for reaching employment level stated above? (1) 20 jobs: upon completion of project;
(2) Potential for 30 jobs: within 3 years following completion of project.

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

The unique location of the project property, adjacent to an existing health care facility, makes the property undesirable for any normal development except as a support facility to the existing health care facility.

** In addition, the training portion of the facility will be used by Riverview Services, Inc. to train individuals as health care instructors and as health care providers in both institutional health care facilities and residential environments. It is anticipated that 50 to 80 individuals may receive training through the facility which will make them eligible for employment in the health care field.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? _____

The economic development objectives will be advanced through the creation of additional skilled and semi-skilled jobs which will be filled from the local labor force.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

None

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes _____

No X

26. Financing on Project

What is the status of financing connected with this project? The project will be financed through conventional financing.

I hereby certify that the information and representation on this Application are true and complete.

RIVERVIEW CARE CENTER, INC.

Joseph E. Weingartner
Signature(s) of Owners

10-7-85
Date

Joseph E. Weingartner, Treasurer

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Approved or Denied?

Date:

Allocation Area:

CERTIFICATE OF SURVEY

OFFICE OF: .

JOHN R. DONOVAN

REGISTERED PROFESSIONAL CIVIL ENGINEER No. 9173 INDIANA

REGISTERED LAND SURVEYOR No. 9921 INDIANA

FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, _____ County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit:

LEGAL DESCRIPTION - PHASE III

Part of Lot #3 in J.D. Parker Estate in the Northeast Quarter of Section 19, Township 31 North, Range 13 East, in Allen County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of Lot #3 in J.D. Parker Estate in the Northeast Quarter of Section 19, Township 31 North, Range 13 East, Allen County, Indiana; thence North 90 degrees 00 minutes West along the North line of Lot #3, a distance of 253.07 feet;
thence South 00 degrees 00 minutes West a distance of 24 feet;
thence South 90 degrees 00 minutes East a distance of 65 feet;
thence South 00 degrees 00 minutes West a distance of 110 feet;
thence South 60 degrees 00 minutes East a distance of 100 feet;
thence North 30 degrees 00 minutes East a distance of 10 feet;
thence South 90 degrees 00 minutes East a distance of 96.32 feet;
thence North 00 degrees 03 minutes East and along the East line of said Lot #3 a distance of 175.34 feet to the point of beginning, containing 0.761 acres (33,145 square feet).

Attachment "A"

JOB FOR:

JOHN R. DONOVAN

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

R-85-10-05

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1. (Riverview Care Center,
Inc. - 2827 Northgate Boulevard, Fort Wayne, Indiana 46815)

EFFECT OF PASSAGE A two-story building will be constructed on land that
is presently unimproved; and the economic development objectives will
be advanced through the creation of additional skilled and semi-skilled
jobs which will be filled from the local labor force.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) approximately \$650,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-85-11-05

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) declaratory resolution

designating an "Economic Revitalization Area" under I.C.

6-1.1-12.1

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG

LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)

(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

YES

NO

BEN A. EISBART
CHAIRMAN

JANET G. BRADBURY
VICE CHAIRWOMAN

SAMUEL J. TALARICO

THOMAS C. HENRY

JAMES S. STIER

CONCURRED IN 11-12-85

SANDRA E. KENNEDY
CITY CLERK